

Most Important Terms & Conditions

Date:

Mr./Ms./M/s.

Loan Account Number (LAN)

Please find below a brief of the important terms and conditions pertaining to the above-mentioned LAN: We request the customer to go through Loan agreement including its terms and conditions:

1. Loan Details

A	Loan Amount Sanctioned	
B	Purpose of Loan	
C	Type of Interest	Floating <input type="checkbox"/>
		Fixed <input type="checkbox"/>
D	BPLR	
E	Type of Interest	Floating Rate of Interest: ____ % (BPLR – Margin of ____ %)
		Fixed Rate of Interest: ____ %
		Others: _____
F	Periodicity of Interest	Monthly
G	Moratorium or Subsidy	
H	Date of Reset of Interest	
I	Mode of Communication of changes in Interest Rate (Tick the relevant mode)	Electronic – Mail <input type="checkbox"/>
		Text message - Mobile SMS <input type="checkbox"/>
		Letter <input type="checkbox"/>

2. Fee and Other Charges * {Please refer our website for latest and detailed schedule of fees & charges. T&Cs apply}

A	Processing Fees (On Application)	
B	Processing Fee (At the Time of Disbursement)	
C	Partial Prepayment Charges	<p>For Individual Borrowers-</p> <ul style="list-style-type: none"> Floating Rate - Nil Charge <p>Fixed Rate</p> <ul style="list-style-type: none"> Less than 1 year from disbursement - 3% on Principal Outstanding* Post 1 year of disbursement - 2% on Principal Outstanding* <p>*The above-mentioned charges are inclusive of Good Service Tax</p>

		<p>Non-Individual- Floating & Fixed Rate</p> <ul style="list-style-type: none"> Less than 1 year from disbursement - 3% on Principal Outstanding* Post 1 year of disbursement - 2% on Principal Outstanding* <p>*The above-mentioned charges are inclusive of Good Service Tax</p>
D	Foreclosure Charges	<p>For Individual Borrowers-</p> <ul style="list-style-type: none"> Floating Rate - Nil Charge <p>Fixed Rate</p> <ul style="list-style-type: none"> Less than 1 year from disbursement - 3% on Principal Outstanding* Post 1 year of disbursement - 2% on Principal Outstanding* <p>Non-Individual- Floating & Fixed Rate</p> <ul style="list-style-type: none"> Less than 1 year from disbursement - 3% on Principal Outstanding* Post 1 year of disbursement - 2% on Principal Outstanding* <p>*The above-mentioned charges are inclusive of Good Service Tax</p>
E	Photocopy of Title Document	Rs.500/-
F	Cheque Bounce Charges	Rs.1000/-
G	Penal Charges	3% per month on Installment overdue
H	Loan cancellation Charges	Rs.5000/-
I	Conversion Charges (Interest Type)	[0.5% on Balance Loan Amount or Rs. 10000/-] + Good Service Tax, whichever is higher
J	List of Documents	Rs.300/-
K	Fee refundable in case of non-sanction / non – disbursal of loan	Non-Refundable
L	Charges incurred by LTHF for initiating action under Securitization and Reconstruction Financial Assets and Enforcement of Security interest (SARFAESI) Act 2002	<ul style="list-style-type: none"> Issue of Loan Recall Notice = Rs.500/- Issue of Possession Notice = Rs.2000/- Taking Physical Possession = Rs.10000/- Issue of Demand Notice = Rs.1000/- Apply District Magistrate Order = Rs.8000/- Actual cost incurred will be debited for expenses pertaining Notice / Publication Demand Notice / Publication of Sale Cum Auction Notice
M	Legal Recovery Charges (other than pertaining to SARFAESI)	<ul style="list-style-type: none"> Actual
N	Recovery of proportionate actual expenses from disbursement date(s) from individual borrower(s) in case of closure of loan	<p>For Home Loan</p> <ul style="list-style-type: none"> Upto 0.75% of total disbursement loan amount + Applicable taxes in case of closure within 18 months <p>For Loan Against Property</p> <ul style="list-style-type: none"> Upto 1% of total disbursement loan amount + Applicable Taxes in case of closure within 24months

3. Security / collateral for the Loan		
A	Equitable Mortgage / Registered mortgage (First charge/Second Charge/Pari Passu basis*) of the dwelling unit / immovable property located at _____ purchased or constructed with this loan, offered as security. <i>*Strike off whichever is not applicable</i>	
B	Property to be insured for the Tenor of the Loan and shall be assigned in the favor of L & T Housing Finance Limited	
C	<Guarantor, if applicable>	
D	Other security, if any:	
4. Insurance related		
A	Property Insurance from _____ assigned in favor of L & T Housing Finance Limited	
B	Loan Protect from _____ assigned in favor of L & T Housing Finance Limited	
C	Life insurance from _____ assigned in favor of L & T Housing Finance Limited	
D	For detailed terms & conditions, please refer to the policy document of the concerned Insurance Company.	
E	Insurance is a subject matter of solicitation.	
5. Condition for Disbursement		
A	Loan is subject to satisfactory Legal, Technical & and other Due Diligence	
B	Loan amount not to exceed ___% of the documented cost or Market Value (Lower of the two), applicable under statutory Norms	
C	Pre EMI-Interest will be charged till the full Sanction amount is not disbursed	
D	Submission of approved plans and other statutory approvals	
E	Payment will be released as per Demand notice from the builder or Stage of construction, basis valuation. (Applicable for new Purchase - Builder Cases)	
F	NOC / Permission to mortgage etc. and creation of security	
G	<Specific condition from Sanction Letter>	
6. Repayment of Loan & Interest		
A	EMI Amount	
B	Total number of installments	
C	Loan Tenure	
D	Repayment Periodicity	Monthly
E	Rate Revision (for Floating Rate Loans) Intimation to customer	30 days in advance
F	Rate Revision (for Floating Rate Loans)	Upon Intimation, the lender will be entitled to modify and vary the rate of Interest, from and upon such revision the borrower agrees to pay the revised rate of Interest. Interest rate as determined by the Company from time to time shall be final on the Customer.
G	EMI Revision	Upon Intimation, the lender will be entitled to modify and vary EMI, from and upon such revision the borrower agrees to pay the revised EMI. Interest rate as determined by the Company from time to time shall be final on the Customer.
7. Recovery of Overdues		
A	The company may contact the customer for intimation of Over Due amount which will be followed by Dunning Letter.	
B	In case if the payment is not received after follow up, the Loan is recalled and Notice to that effect is sent to the customer.	

C	The company may also exercise option of taking legal recourse for cases where the payments are overdue or the instruments have been returned.	
8. Annual Outstanding Statement		
A	Date on Which Annual outstanding statement balance statement will be Issued	At the end of April, every year
8. Customer Service		
	Contact Points	
A	Reach at our branch - Contact person	Branch Support Executive
B	Address / Contact details	Kindly refer our Website www.lthousingfinance.com
C	Visiting Hours – Branches (except Public Holidays and Branch Holidays)	Monday- Friday, between 10.00 am to 4.00 pm. Saturday and Sunday are Holidays
D	Reach Central Customer Service - Contact Person	Customer Service Executive
E	Mail ID	customercare@ltfinance.com
F	Contact Number	1800-209-4747
G	Reach us through our Website	www.ltfinance.com
	Procedure to obtain any documents / requests / clarification	
I	You may choose to reach us for any clarifications, requests or any statement request though any of the aforesaid contact points	
li	Timelines for general requests (kindly contact our representative for details / requests other than listed below): - Statement of Accounts / clarification request - 1 working day - Address changes / Payment mode changes / refund etc. - 7 Working days - Document retrieval (post maturity / closure) - 21 working days - Photocopy of title documents – 10 Working days	
9. Grievance Redressal		
	You may contact the Grievance Redressal Officer in case if you are not satisfied with the response /service level or you would like to lodge your grievance:	
	Grievance Redressal Officer	Visalakshi G
	Mail ID	gro-housing@lths.com
	Contact Number	1800 1020 476
	In case if your grievance is not attended to or the grievance is not addressed to your satisfaction, you may choose to contact the Complaint Redressal Cell at NHB at the following address, in the prescribed format available at link http://www.nhb.org.in/Grievance-redressal-system/Lodging-Complaint-Against-HFcs-NHB%E2%80%93Physical-Mode.pdf	
	Complaint Redressal Cell, Department of Regulation & Supervision,	
	National Housing Bank,	
	4th Floor, Core 5A, India Habitat Centre, Lodhi Road, New Delhi - 110 003.	
	Email: crcell@nhb.org.in online: https://grids.nhbonline.org.in	
	It is hereby agreed that for detailed terms and conditions of the Loan, the Borrower (s) is requested to refer and rely upon the Loan Agreement and other security documents executed/ to be executed with the company The details contained in this document may be subject to change as per company policy or based on the Regulatory norms and in line with the terms contained in the Loan Agreement.	

	I / We the Borrower(s) hereby confirm and declare that the above terms and conditions have been read by me(us) /read over to me(us) in my(our) vernacular language by Shri / Smt. / Km. _____, of the Company. I / We further declare that I/We have understood the terms and conditions as mentioned above and agree, confirm and declare to abide by the same. I / We also acknowledge receipt of a copy of this Most Important Terms & Conditions	
	(Signature or Thumb Impression of the Borrower(s) / Guarantor (s))	(Signature & Name of the authorized person) L & T Housing Finance Limited

Disclaimer: "For Affordable housing, login & processing charges will not be applicable. However legal & technical charges to be borne by customers".